

1 BILL NO. R-84-2-22

2 DECLARATORY RESOLUTION NO. R-23-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 February 3, 1984, to have the following described property
7 designated and declared an "Economic Revitalization Area" under
8 Division 6, Article II, Chapter 2 of the Municipal Code of the
9 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
10 12.1., to-wit:

11 Buildings on Lot 6 General Electric
12 Replat Add. Ex SE corner for St.
(includes 5.95 A NW of Lot 6 and S
13 and E of railroad); Key #94-2813-0006;

14 said property more commonly known as 2000 Taylor Street, Fort Wayne,
15 Indiana 46804;

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

21 SECTION 1. That, subject to the requirements of Section
22 4, below, the property hereinabove described is hereby designated
23 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
24 12.1. Said designation shall begin upon the effective date of
25 the Confirming Resolution referred to in Section 3 of this Resolu-
26 tion and shall continue for one (1) year thereafter. Said desig-
27 nation shall terminate at the end of that one-year period.

28 SECTION 2. That upon adoption of this Resolution:

29 (a) Said Resolution shall be filed with the Allen
30 County Assessor;

31 (b) Said Resolution shall be referred to the Committee
32 on Finance and shall also be referred to the De-

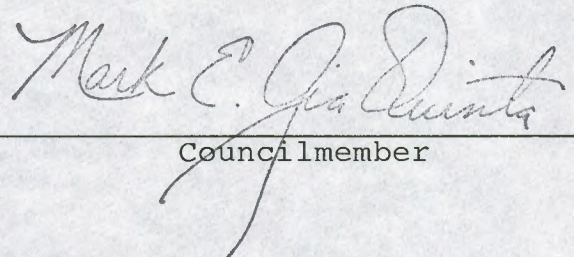
2
3 department of Economic Development requesting a re-
4 commendation from said department concerning the
5 advisability of designating the above designated
6 area an "Economic Revitalization Area";

7 (c) Common Council shall publish notice in accordance
8 with I.C. 5-3-1 of the adoption and substance of
9 this Resolution and setting this designation as an
10 "Economic Revitalization Area" for public hearing;

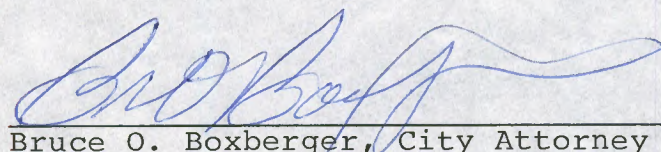
11 (d) If this Resolution involves an area that has al-
12 ready been designated an allocation area under
13 I.C. 36-7-14-39, then the Resolution shall be re-
14 ferred to the Fort Wayne Redevelopment Commission
15 and said designation as an "Economic Revitalization
16 Area" shall not be finally approved unless said
17 Commission adopts a resolution approving the peti-
18 tion.

19 SECTION 2. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

23 SECTION 4. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27 
28 Councilmember

29 APPROVED AS TO FORM
30 AND LEGALITY

31 
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-14-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~

~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. Q-23-84
on the 14th day of February, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of February, 1984, at the hour of 2:00 o'clock P..M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 21st day of February, 1984, at the hour of 1 o'clock P..M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
3. Address of Owner(s) 2000 Taylor Street
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) () 219-428-4728
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2000 Taylor Street
Fort Wayne, Indiana 46804
7. Telephone number of Applicant () 219-428-4728
8. Address of Property Seeking Designation 2000 Taylor Street,
Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) Buildings on Lot 6 General Electric Replat Add. Ex SE
corner for St. (includes 5.95 A NW of Lot 6 and S and E of
railroad). Key #94-2813-0006.
10. Township Wayne
11. Taxing District Fort Wayne - Wayne

12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
- b. What Structure(s) (if any) are on the property? 13 Buildings and Fencing
- b. What is the condition of this structure/these structures? Fair
15. Current Assessed Value of Real Estate
- a. Land \$88 400
- b. Improvements \$1 190 400
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$97 290 to be paid in 1984
17. Description of Proposed Improvements to the Real Estate
- (See attached listing.)
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- January 1, 1984
- b. When is completion expected? December 31, 1984
19. Cost of Project (not including land costs) \$18 905 000 per attached listing

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Project will keep facilities competitive.

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Manufacture of motors, wire and electronic controls.

c. Anticipated time frame for reaching employment level stated above?

N/A

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Plant located in a declining area

Plant located in Enterprise Zone

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will establish new facilities as well as update current facilities which will contribute to the conservation and/or stability of neighborhoods by keeping business competitive.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.

R.E. Jones

Signature(s) of Owners

2-3-84

Date

Mgr. Accounting Operations

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

GENERAL ELECTRIC COMPANY

1984 PLANNED REAL ESTATE EXPENDITURES

TAYLOR STREET PLANT

<u>Description</u>	<u>(\$000's)</u> <u>Amount</u>
<u>Motor Facility</u>	
Expansion of Taylor Street Building	\$3 500
New Development Lab Building	700
New Roof	1 000
New Offices, Dispensary, and Cafeteria	<u>170</u>
Total	<u>5 370</u>
 <u>Aircraft Engine Facility</u>	
Building/Building Facilities:	12 930
Walls	
Concrete/Tile Floors	
Ceiling	
Lighting and Piping	
Cafeteria	
Lobby	
Restrooms	
Receptionist Room	
Medical Room	
Security Wall	
Facilities Support:	
Air Conditioning, Compressors, etc.	<u>605</u>
Total	<u>13 535</u>
 Total Taylor Street Plant	 <u><u>\$18 905</u></u>

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant GENERAL ELECTRIC COMPANY
2. Owner(s) General Electric Company
3. Address of Owner(s) 2000 Taylor Street
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) () 219-428-4728
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 2000 Taylor Street
Fort Wayne, Indiana 46804
7. Telephone number of Applicant () 219-428-4728
8. Address of Property Seeking Designation 2000 Taylor Street,
Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached)
Newly installed manufacturing equipment located
at Key #94-2813-0006.

10. Township Wayne
11. Taxing District Fort Wayne
12. Current Zoning M3-Heavy Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Manufacturing
-
- b. What is the condition of any structures on property? Fair
-
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate Assessed value not yet established
16. Amount of Personal Property Taxes Owed During the Immediate Past Year \$160 300 to be paid in 1984
17. Description of New Manufacturing Equipment to be installed on the Real Estate Various items of new manufacturing equipment and production tools used in the manufacture of motors, wire, and electronic controls, per attached listing.
-
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? January 1, 1984
- b. When is installation expected to be completed? December 31, 1984
19. Cost of new manufacturing equipment? \$16 130 000 per attached listing

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? _____ Yes X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? Project will keep facilities competitive.

b. What is the nature of those jobs? Manufacture of motors, wire, and electronic controls.

c. Anticipated time frame for reaching employment level stated above?

N/A

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Plant located in a declining area

Plant located in Enterprise Zone

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will replace
obsolete equipment and will contribute to the conservation and/or
stability of neighborhoods by keeping business competitive.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Internal - From Corporate profits and borrowings

I hereby certify that the information and representation on this Application are true and complete.

R. E. Fray

Signature(s) of Owners

2-3-84

Date

Mgr - Accounting Operations

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Equipment to be installed:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing

Approved or Denied? Date:

Allocation Area:

GENERAL ELECTRIC COMPANY

TAYLOR STREET PLANT

SUMMARY

	(\$000's) <u>Amount</u>
1984 Planned Newly-Installed Manufacturing Equipment as Shown on Page 2	\$14 510
1984 Planned Production Tooling Expenditures as Shown on Page 3	<u>1 620</u>
Total	<u>\$16 130</u>

GENERAL ELECTRIC COMPANY

1984 PLANNED NEWLY-INSTALLED MANUFACTURING EQUIPMENT

TAYLOR STREET PLANT

Motor
Facility

<u>Qty</u>	<u>Description</u>	<u>(\$000's) Amount</u>
1	Computerized Equipment	\$ 300
1	Computerized Tracking Equipment	245
6	Computer Controlled Lathes/Grinders	1 200
1	Winding Press	100
1	Conveyors	100
1	Automated Winding Machine	350
5	Various Small Equipment	95
		<u>2 390</u>

Wire Mill
Facility

5	Taper Pack Pick Ups	495
7	Horizontal Enameling Machines	1 160
10	Vertical Enameling Machines	1 450
1	Deadblock Coiler	135
2	Intermediate Wire Drawing Systems	460
-	Process Control Equipment	175
-	Automatic Material Handling Equipment	600
Major Rebuild of	Existing Equipment:	
1	M Range Enameling System	138
1	H Range Enameling System	77
-	Spool Take Ups	50
		<u>4 740</u>

Aircraft
Engine
Facility

1	Potting and Conformed Coating Equipment	180
2	Hybrid Burn-In and Assembly Equipment	245
12	Systems Upgrade	225
120	Work Stations	590
4	Soldering Equipment	635
10	Materials Handling Equipment	850
5	Component Insertion Equipment	225
8	Technology Upgrade Equipment	820
40	In-Process Inspection Equipment	245
60	In-Process Test Equipment	765
1	Quality Inspection Systems	105
4	Vibration and Temperature Testing Equipment	1 670
10	Special Test Equipment	825
		<u>7 380</u>

Total Taylor Street Plant

\$14 510

GENERAL ELECTRIC COMPANY

1984 PLANNED PRODUCTION TOOLING EXPENDITURES

TAYLOR STREET PLANT

Motor
Facility

<u>Description</u>	<u>(\$000's)</u> <u>Amount</u>
Carbide Lamination Dies	\$ 340
Winding and Injecting Tooling	415
Winding Arbors	140
Die Cast Molds	205
End Shield Chucking Tools	70
Shaft Chucking Tools	70
Robot Hands	70
End Turn Press Blocking Tooling	70
	<u>1 380</u>

Wire Mill
Facility

Dies	<u>230</u>
------	------------

Aircraft
Engine
Facility

Soldering Irons	8
Torque Wrenches	<u>2</u>
	<u>10</u>

Total Taylor Street Plant	<u>\$1 620</u>
---------------------------	----------------

THIS CHECK IS VOID IF COLORED BACKGROUND IS ABSENT

GENERAL  ELECTRIC

FORT WAYNE, IND.

MBG

57065

Jan. 30, 1984

71-27
749

PAY

GENERAL ELECTRIC 500000

\$ 50.00

TO
THE
ORDER
OF

City of Fort Wayne ***

GENERAL ELECTRIC COMPANY
MOTOR BUSINESS GROUP
WORKING FUND ACCOUNT

TO LINCOLN NATIONAL BANK AND TRUST COMPANY
FORT WAYNE, INDIANA

GP GE Appl. Fee Tax Exemption

BY
UNDER POWER
OF ATTORNEY

COUNTER SIGNED

AUTHORIZED SIGNATURE

AUTHORIZED COUNTERSIGNATURE

⑈057065⑈ ⑆074900275⑆ 307⑈790 4⑈



The City of Fort Wayne

February 14, 1984

Mark GiaQuinta, Chairman of Finance
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For General Electric on Taylor Street

Dear Mr. GiaQuinta:

On February 3, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2000 Taylor Street as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on February 6, 1984. A formal review of the site and an interview with Mr. Bob Franz was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mark GiaQuinta
February 14, 1984
Page 2

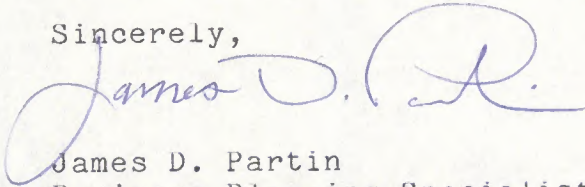
Rationale

The above stated recommendation is based upon the following rationale:

1. Cessation of Growth in the Area
2. Substandard Buildings
3. Located in Urban Enterprise Zone
4. Neighborhood Conservation and Stabilization
5. Increase in employment (undetermined at this time)

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,

A handwritten signature in blue ink, appearing to read "James D. Partin". The signature is fluid and cursive, with the first name "James" being the most prominent.

James D. Partin
Business Planning Specialist
Department of Economic Development

hjk

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

②-84-02-22

DEPARTMENT REQUESTING ORDINANCE Economic Development DepartmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1.(Commonly known as 2000 Taylor Street, Fort Wayne, Indiana; General
Electric Company).

EFFECT OF PASSAGE Project will establish new facilities as well as up-
date current facilities which will contribute to the conservation
and/or stability of neighborhoods by keeping business competitive.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$18,905,000.00 (not in-
cluding land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) _____